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08/03/2023 02:05 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return To:
Brad Buckhalter
Vandenberg Johnson & Gandara, PS
1201 Pacific Avenue, Suite 1900
Tacoma, WA 98402-4391

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7533

AUG 03 2023

Amount Paid \$ 9178.41

By Skagit Co. Treasurer
Deputy

RECORDING SUMMARY

Document Title:	Statutory Warranty Deed
Grantor:	Valasara, LLC
Grantee:	Pierotti, Kevin John
Abbreviated Legal Description:	50% of L2 and ptn of L3, Sedro-Woolley Short Plat No. SW-07-79. Full legal description on page 1 of Statutory Warranty Deed
Assessor's Tax Parcel Numbers:	4170-000-011-0607

After Recording Return To:

Brad Buckhalter
VANDEBERG JOHNSON & GANDARA, PS
1201 Pacific Avenue, Suite 1900
Tacoma, WA 98402-4391

STATUTORY WARRANTY DEED

THE GRANTOR, Valasara, LLC, a Washington limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and warrants to Kevin John Pierotti, a married man as his separate property, all (100%) of its interest in the following described real estate, situated in the County of Skagit, State of Washington, which interest is equal to fifty percent (50%):

PARCEL "A": Lot 2 and that portion of Lot 3, Sedro-Woolley Short Plat No. SW-07-79, approved July 22, 1980, and filed September 4, 1980, under Auditor's File Number 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington, being a portion of Lots 8, 9, 10, and 11, "SEDROACREAGE," as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, described as follows: A strip of land ten (10) feet wide, lying adjacent to, and contiguous with the North line of Lot 2 of said Short Plat SW-07-79, and lying West of the Northerly projection of the East line of said Lot 2. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B": A non-exclusive right of ingress and egress over and across that portion of Lot 3 of said Sedro-Woolley Short Plat No. SW-07-09, described as follows: The Northerly 30 feet of a strip of land 40 feet wide, lying North of, adjacent to, and contiguous with the North line of the above described Lot 2, and lying West of the Northerly projection of the East line of said Lot 2. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO:

1. Unrecorded leaseholds, if any; rights of vendors and holders of security interests in personal property installed upon said Land, and rights of tenants to remove trade fixtures at the expiration of the term.
2. Easements, restrictions, and other matters of record.

Parcel Number: 4170-000-011-0607 P76954

Signature Page Follows

DATED this 7 day of July, 2023.

Valasara, LLC, a Washington limited liability company.

By: Richard Pierotti
Richard Pierotti
Title: Managing Member

STATE OF WASHINGTON)
) ss.
County of Pierce)

This record was acknowledged before me this 7 day of July, 2023, by Richard Pierotti as Managing Member of Valasara, LLC.

For recording in the state of Washington,
the Notarial Seal must be fully legible
and cannot intrude into document margins.
Please affix seal in the space provided.

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Rose M. Jennison
ROSE M. JENNISON
NOTARY PUBLIC in and for the State of
Washington, residing at Graham.
My commission expires: 9/20/2023.